

REAL ESTATE AT AUCTION.

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*Joseph Day*  
Auctioneer, Inc.

"The Garden Spot of New Jersey"

49 Minutes from Broadway

Home Sites at Your Own Price

**RIDGEWOOD, N. J.**

On Main Line Erie R. R., near Ridgewood—Hohokus Station

**Receiver's Sale**

By Order of FREDERICK A. TETOR, Receiver, Wiley Realty Co.

**ABSOLUTE AUCTION**  
Next Saturday, Oct. 28th

On Premises, 2 P. M., Rain or Shine

**260 Attractive Home-Building PLOTS**

At Upper Ridgewood, on and near Avondale Road, Upper Boulevard, and Hillcrest Road

**70% ON MORTGAGE.**

JULIAN C. HARRISON, Atty., 16 Exchange Place, New York City.  
FREDERICK V. WATSON, Atty. for Receiver, Ridgewood, N. J.

**Special Sales Days**

Dwellings—Tenements—Business Building

**Tuesday, Oct. 31st**

At Noon, in Exchange Salesroom, 14 Vesey St., N. Y. City.

**N. S. Southern Boulevard**

(365 Ft. E. of Willis Ave.)  
(Borough of The Bronx)  
Vacant plot of ground 75x100.  
Robert C. Ten Eyck, Atty., 233 Broadway, N. Y. City.

**N. W. Cor.**

Elton Ave. & 154th St.  
(Borough of The Bronx)  
Vacant corner plot, size 25x100.  
Robert C. Ten Eyck, Atty., 233 Broadway, N. Y. City.

**49 Sackett St.**

(125 ft. W. of Van Brunt St., B'klyn.)  
5 story brick tenement with stores,  
size 25x100.

**3777 Third Ave.**

(147.44 Ft. E. of E. 171st St., Bronx.)  
5 story brick tenement with 4 stores.  
Size 50.01x162.87x irreg.

**Mitchell M. Heller, Atty.,**

258 Broadway, Brooklyn.

**W. S. 167th St.**

(213.56 Ft. S. of Lawrence Ave.)  
(Borough of Bronx)  
Vacant plot of ground with two street frontages. Size 60x209x33x irreg.

**113 Spring St.**

(Bet. Mercer and Greene Sts.)  
5 story brick loft building. Size 57.6x  
100.

Send for Bookmaps

67 LIBERTY ST., N. Y.

*Joseph Day*  
Auctioneer, Inc.

Send for Bookmaps

PHONE, CORT. 0744

**5 Cent Fare Lots**  
Via Subway and Trolley  
from Manhattan and Brooklyn  
**ELMHURST**

Borough of Queens, New York City

25 Minutes from 42nd Street

Via Queensboro Subway (Corona Line)

**478 New York City Elmhurst-Corona LOTS**

Located close to intersection of Junction Ave., Corona Ave. and Gerry Ave., on Junction Ave., Martense St., Gerry Ave. and adjacent highways, a few blocks south of Junction Ave. station on Queensboro subway; also one block from Grand St. (Elmhurst) five-cent fare trolley to Manhattan and Brooklyn, and about midway between Elmhurst and Corona Stations on L. I. R. R.

BUY A FEW OF THESE LOTS AT

**Public Auction Sale**

**Election Day** at 2 P. M.

**Tuesday, Nov. 7th** Rain or Shine

in Parish Hall, Polk Ave. and 45th St., Corona, two blocks from Alburtis Ave. station on Queensboro Subway (Corona Line).

**70% ON MORTGAGE**

Title Guarantee & Trust Co. Policies Free to Purchasers.

**West Bronx Block—Four Frontages**

**On University Heights**  
**60 LOTS** on a direct line with Washington Bridge, and on four 5-cent Transit Lines

in one of the finest and most successful apartment building sections of New York.

Block bounded by West 172nd St., Featherbed Lane, Nelson and Shakespeare Aves., to be sold, in separate lots, at your own price.

**RECEIVERS' AUCTION SALE**  
by order of Receivers of Atlantic Dock Co.

**Next Tuesday, Oct. 24th**  
12 o'clock noon, Exchange Salesroom, 14 Vesey St., N. Y. City

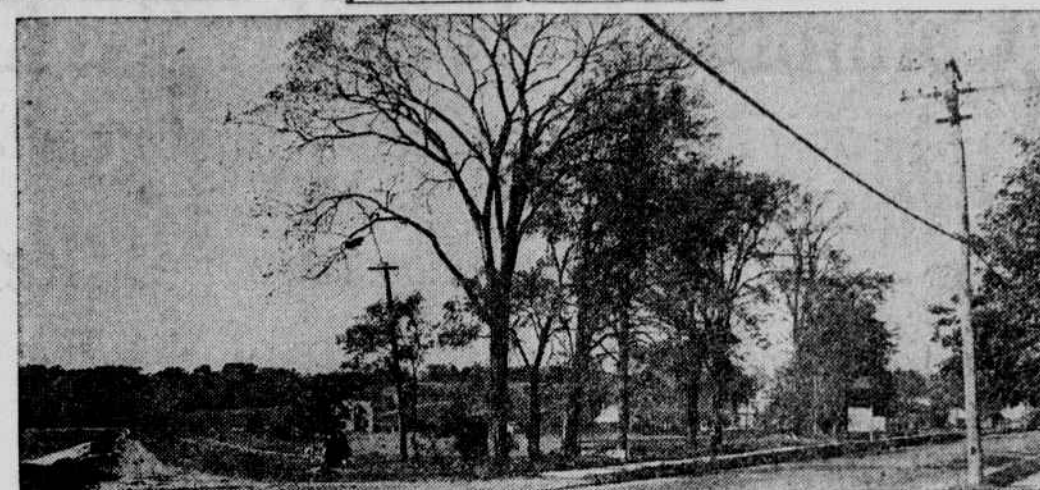
Take Lexington Avenue subway, 6th or 9th Avenue "L" to Mont Eden Avenue or 170th Street stations on Jerome Avenue line, close to property.

**66 2/3% ON MORTGAGE**

Title Guarantee & Trust Co. Policies Free

CULLEN & DYKMAN, Atty., 177 Montague Street, Brooklyn, N. Y.

ESTABLISHED 1847  
**BRYAN L. KENNELLY, Inc.**  
REAL ESTATE AUCTIONEERS



View of property showing macadam roads, rolling grounds and fine old trees.

**Executors' Sale**

Estate of Nicholas F. Palmer, Dec'd.

By order of George Q. and Francis F. Palmer, Executors

**108 Plots and fine in "Byram Ridge"**

residence in "Byram Ridge"

Facing on King Street, main residential street of

**PORT CHESTER**

**Election Day (Nov. 7th)**

at 1 P. M. on the premises, in heated tent, rain or shine.

Brokers protected, send for special arrangement

**You can build this 6-room house for \$13,000 (fixed price)**

A well-known firm of architects have offered to build on this property this charming 6-room "Salem Cottage" for the guaranteed fixed sum of \$13,000—everything included, ready for occupancy in 14 weeks from date of order. Other models at similarly attractive fixed prices.



Here is your opportunity to buy a lifetime home-site in beautiful "Byram Ridge"—the LAST piece of land in the Port Chester—Rye—Greenwich district which is for sale in half acre plots.

There are many fine old trees on the property, and well built macadam roads, with water in the principal streets. Sensible restrictions protect purchasers. Values should double here in a few years.

Think what it would mean to spend the rest of your life in this beautiful COUNTRY CLUB section, seven golf, yacht and country clubs within 10 minutes ride of the property, convenient to Long Island Sound, among some of Port Chester's finest residences and most attractive modest homes, and yet only 43 minutes from Grand Central—70 trains daily.

Exceptionally easy terms: 50% may remain on mortgage at 5%; 60% at 5 1/2%; 70% at 6%.

**Titles Guaranteed**

Harriman & Blake, Attorneys, 90 West St., N. Y. C.

Send for Illustrated Bookmap C-2

It gives a map, photos and further details.

149 Broadway, New York

**BRYAN L. KENNELLY, Inc.**

Telephone-Cortland 1547

**CITY REAL ESTATE.**

Above 24th St.—5th Av. to East River.

**A Private Garage for 3 Cars**

In the 90's nr. Park Ave.

IT IS new and complete in equipment with a chauffeur's 6-room housekeeping apartment on the second floor. An accessible location and an unusual opportunity. Inquiries invited from principals only.

**Wm. A. White & Sons**  
Established 1868  
46 Cedar Street  
Tel. John 5700

**FOR SALE 1024 Park Ave.**

NEAR 86TH ST. IMMEDIATE POSSESSION. 13 rooms and 3 baths. 6th floor, 6c. M. R. LARKIN, 55 Liberty St. Phone 4883 Recter, 853 Fordham.

**BARGAIN—EAST 86TH ST.**

near Third, 50x100, immediate possession; can be bought for land value or lease for long term years. Investigate.

**FROMAN & TAUBERT** 1250 Lex Ave. Cor. 83d St.

**YORKVILLE DOUBLE FLAT**

East 82d St. 1 1/2 story double flat; rental \$3,012; price \$25,000; bargain.

**JOHN PETERS, 210 E. 14th St.**

Washington Heights, Above 125th St., West of 8th Av.

**Garage, Plot and Taxpayer**

Upper Washington Heights, exceptionally fine location; attractive terms; 100x200, near subway, VOLZ & MAAS, 129 Elysian St.

Manhattan—Miscellaneous.

**\$200,000 CASH**

Will Return \$25,000

PER YEAR IF INVESTED IN A PROMISING BUSINESS OPPORTUNITY. THE PROPERTY ALSO EARNS SUBSTANTIAL AMORTIZATION OF LONG TERM MORTGAGE, WHICH WILL BE REQUIRED.

Particulars to principals only.

**Slawson & Hobbs, 162 W. 72d St.**

**SPECIAL BARGAINS IN DWELLINGS!!**

Irving Pl., near Gramercy Park, 4 story Dwelling. Assessed \$32,000. Price, \$29,500.

12th St., near 5th Ave., 2 story Dwelling. 22x100. Price only, 29,000.

30th St., near 5th Ave., 2 story Dwelling. Price only, 12,500.

32nd St., near 5th Ave., 4 story Dwelling. 20x100. Price only, 59,000.

132nd St., near Lenox, 4 story Dwelling. Rental \$1,600. Price, 10,000.

**JOHN FINCK, 198 BROADWAY**

**BROADWAY CORNER**

LARGE STORE FRONTAGE. LEASED FOR SHORT TERM AT RATE LESS THAN ONE-HALF OF ADJACENT PROPERTY. HIGH CLASS BUILDING. LOW MORTGAGE. CAN BE INCREASED. PRICE RIGHT FOR CASH.

**Slawson & Hobbs, 162 W. 72d St.**

**CITY REAL ESTATE.**

Bronx—Sale or Let.

**BUILDERS TAKE NOTICE**

**for Sale**

**Desirable Bronx Plot**

immediately available for improvement

Low Price. Easy Terms. Will Subordinate.

Still time to take advantage of tax exemption.

Inquire:

**CLINTON T. ROE, Atty.,**

50 Pine St., New York

**JAMES NASH WEBB,**

147 4th Ave., New York

**H. KNEPPER & CO.,**

3124 3d Ave., New York

**OTTO LACKMAN,**

837 Washington Ave., N. Y.

**LEON G. LOSERE,**

87 Brook Ave., New York

or YOUR OWN BROKER

**A NEW**

Seven Room and two Bath House.

\$7,900; room for garden and garage; upper floor can be rented to pay all expenses; \$500 starts you, and another \$1,000 the house is yours.

**FORD FOUNDATION, Inc.**

Three blocks east of 238th St. subway station, White Plains Ave., Bronx; 5c. fare.

Also building tax exempt houses and easy housekeeping businesses at Dyre Av. station of Westchester and Boston Railroad.

**1 and 2 Family Stucco Houses**

Plot 25x114, all modern improvements, enclosed sun parlor, room for garage and garden; white enamel woodwork, parquet floors, etc.

1 family, 241st St., Katonah Ave.

2 family, 25th St., White Plains Ave.

**Daniel Houlihan & Sons**

TEL. 2209 AND 6889 THREMAN

**UNIVERSITY HEIGHTS**

120 West 183d St., southwest corner Loring Place—12 rooms and bath, 2 1/2 lots; all improvements for sale; immediate possession.

**M. R. LARKIN, 55 Liberty St.**

TEL. Recter 3933, Fordham 820.

**CITY REAL ESTATE.**

Queens—Sale or Rent.

**Kew Gardens**

City and country delightfully combined to embrace all the advantages of both without the disadvantages of either.

**PARK LANE** is open—the last phase of a truly remarkable development.

A few plots on its commanding heights, with permanent frontage on beautiful Forest Park, are still available.

Your choice can be best expressed to-day when the selection is less limited than it will be to-morrow.

**Edgeworth Smith**

1 West 34th Street  
Fitz Roy 5231

Sole Agents for the  
Kew Gardens Corporation

Kew Gardens Station  
Richmond Hill 1713

**An Unusual Investment Opportunity**

IS OFFERED IN  
NEW TAX EXEMPT

**6 Family Houses**

At Sixth and Seventh Avenues  
NORWOOD  
GARDENS **ASTORIA**

These Houses Rent for \$4,500 Yearly

Returning a net income of \$2,900 Yearly on each house

**Price \$28,000. Easy Terms**

A One-time Opportunity for the real investor with little cash

12 minutes to Manhattan, 3 minutes from "L" 5c Fare

6 Apartments of 4 large rooms with every modern improvement

Near Theatres, Churches, Schools, Stores and Transportation.

Construction Super. used by Metropolitan Life Insurance Co.

**BERMAL HOLDING CO.**

B. M. MALTZ, President

44 Court Street, Brooklyn  
Phone Main 1493

Representative on Property Daily and Sunday

To Reach Property—Interboro subway, Astoria Branch, at Grand Central or Astoria "L" at 57th Street and 24 Avenue, Manhattan, to Broadway station. Walk four blocks east to property.

**ELMHURST**

New magnificent houses, 10 and 20 rooms, suitable for 2 families; brick houses, most beautifully decorated, enclosed porches, positively every improvement; rooms are exceptionally large, light and airy, on 35 and 50 foot front lots; paved driveways, 2 and 3 car garages; fixtures are of the very best; location cannot be equalled; near all transit lines to Manhattan; 20 minutes to Times Sq. by fare. For a home and income see this property before going elsewhere. P. BUNNELL, Owner and Builder, 33 Thacker St., Elmhurst, N. Y.

**10 MINUTES TO 42D ST.**

4-5 light rooms, \$35-400; every modern improvement; newly decorated, 172 North av., Long Island City; only 2 blocks 31st st. station, Queensboro subway.

**2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 63**